

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Council members

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

**SUBJECT:** Site Plan, SP 10-11-02, Boys and Girls Club, generally located at the northeast corner of NW 76 Avenue and NW 33 Street

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** SP 10-11-02, Town of Davie/Bruce Bernard, Director of Public Works/Capital Projects, 7525 NW 33 Street (Community Facility District)

**REPORT IN BRIEF:** The applicant requests site plan approval for the construction of a Boys and Girls Club on the southeast corner of Driftwood Estate Park. The proposed project includes an 8,681 square-foot building at the northwest corner of NW 76 Avenue and NW 33 Street and a parking lot on the parcel at the northwest corner of the Harmony Village Community. The applicant has filed a request for vacation of right-of-way for the portion of NW 33 Street west of the east boundary of the site to include that piece of property into the development. A delegation request has also been filed for the plat note amendment to allow the construction of the proposed 8,681 square-foot club building on the subject site. A combination of wrought-iron picket fence and concrete wall with hedges and trees along the north, south and east perimeters of the adjacent affordable housing site will be built to separate the development from the affordable houses in the Harmony Village Community.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the December 10, 2002 Site Plan Committee meeting, Mr. Crowley made a motion, seconded by Mr. Engel, to approve subject to staff's recommendations one, two, three, and five; and that for staff recommendation number six, Vice-Chair Aucamp work with the landscape architect on the areas under the FPL wires and against the building (Motion carried 4-0 with Vice-Chair Aucamp being absent).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval:

1. The plat note amendment to allow the construction of 8,681 square feet of Boys and Girls Club shall be approved and recorded prior to the final site plan approval.
2. The vacation of NW 33 Street shall be approved prior to the final site plan approval.

3. Central Broward Water Control District approval is required prior to the final site plan approval.
4. The building identification sign shall be visible from the Davie Road Extension. Signage plan shall be approved by staff prior to final site plan approval.
5. Landscaping plan shall address the following comments:
  - a. The proposed Live Oaks and Weeping Tamarinds along the south boundary line shall be replaced by FPL approved trees. Staff recommends that groups of Japonicum, Silver button wood, and Cassia surattensis be used to provide required canopy as well as accents to the landscaping buffer.
  - b. Vertical elements, such as palms, should be incorporated to create more interesting layers at the front entrance area.
  - c. The applicant shall work with Mr. Aucamp on the landscaping design for the areas under the FPL power lines and against the building.

**Attachment(s):** Planning Report, Land Use Map, Zoning and Aerial Map, Site Plan

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division Staff**  
**Report and Recommendation**

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**APPLICANT INFORMATION**

<b><u>Owner:</u></b>		<b><u>Agent:</u></b>	
<b>Name:</b>	Town of Davie	<b>Name:</b>	Bruce Bernard
<b>Address:</b>	6591 Orange Drive	<b>Address:</b>	6901 Orange Drive
<b>City:</b>	Davie, FL 33314	<b>City:</b>	Davie, FL 33314
		<b>Phone:</b>	(954) 797-1245

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**BACKGROUND INFORMATION**

**Application History:** No deferrals have been requested.

**Application Request:** Site plan for construction of a Boys and Girls Club at Driftwood Estate Park

**Address/Location:** 7525 NW 33 Street, generally located at the northeast corner of NW 76 Avenue and NW 33 Street

**Future Land Use Plan Designation:** Utility

**Zoning:** Community Facility (CF) and Medium Dwelling Units (RM-10)

**Existing Use:** Park and retention area

**Proposed Use:** Boys and Girls Club

**Parcel Size:** 2.96 acres

**Surrounding Uses:**

**North:** Basket ball court  
**South:** Single family homes (Harmony Village Community)  
**East:** Basket ball court  
**West:** Davie Community Facility

**Surrounding Land**  
**Use Plan Designation:**

Utility  
Residential (10 DU/AC)  
Utility  
Residential (10 DU/AC)

**Surrounding Zoning:**

**North:** Community Facility (CF)  
**South:** Medium Dwelling Units (RM-10)

**East:** Community Facility (CF)  
**West:** Recreation/Open space (RS)

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## ZONING HISTORY

### **Previous Requests on same property:**

The “Harmony Village Community Redevelopment/Revitalization Plan” was adopted by the Town Council in February 2001. It includes a new Boys and Girls Club facility on the southeast corner of Driftwood Estates Park. This facility will provide extended educational and recreational opportunities for at-risk youth in the Driftwood area, in a more centralized and culturally diverse neighborhood.

The plat, Davie Community Facility IV, with a note restricting the subject property to 2,934 square feet of water and waste water facility and five acre park was approved on July 1, 1986. The construction of the Boys and Girls Club requires a plat note amendment. A delegation request to amend the note has been filed with the Planning and Zoning Department.

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## APPLICATION DETAILS

The applicant’s SUBMISSION indicates the following:

1. *Site:* The proposed project includes an 8,681 square-foot Boys and Girls Club to be built at the southwest corner of NW 76 Avenue and NW 33 Street and a parking lot on the parcel at the northwest corner of the Harmony Village Community. The applicant has filed a request for vacation of public right-of-way for the portion of NW 33 Street west of the east boundary of the subject site to include that piece of property into the development. The proposed building is adjacent to an existing basketball court to the east and Davie Water Plant to the west. A proposed six-foot high chain-link fence with continuous hedges and trees separate the development from the single-family homes in the Harmony Village Community.
2. *Building:* The proposed two-story building presents interesting multi-level roof lines with raised parapet walls and standing seam metal roofs. The design incorporates a raised center tower with standing seam metal roof above the front entrance to create a focal point and make the front entrance predominate. The repeat of the metal roof supported by columns along the front entrance provides covered outdoor walkway and creates an interesting architectural rhythm. The building is articulated through distinction in colors, stucco details and materials. Architectural integrity is carried on all the elevations by using the consistent design elements.
3. *Access and Parking:* The access to the site is NW 33 Street. The portion of NW 33 Street west of east boundary of the subject site will be vacated to accommodate twenty two parking spaces and driving isles. The rest of the parking (twenty two spaces) will be grass parking on the parcel at the northwest corner of the Harmony Village

Community. This parcel is currently used as the storm water retention area for the Harmony Village Community. An approval letter from Central Broward Water Control District is required prior to the final site plan approval. A total of forty-four spaces including two handicap parking are provided.

4. *Lighting*: New lighting is proposed to meet the code requirements.
5. *Landscaping*: Accent shrubs and ground covers are provided at the front entrance area to add colors. Staff recommends that vertical elements, such as palms, be incorporated to create more interesting layers. The proposed Live Oaks and Weeping Tamarinds along the south boundary line are too close to the overhead power lines. Staff recommends that groups of Japonicum, Silver Buttonwood, and Cassia surattensis be used to provide required canopy as well as accents to the landscaping buffer adjacent to the FPL power lines.

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### **Significant Development Review Agency Comments**

#### Housing and Community Development:

1. A combination of wrought-iron picked fence and concrete wall shall be installed along the north, south, and east perimeters of the adjacent affordable housing site.
2. The building identification sign shall be visible from the Davie Road Extension.

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### **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

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### **Comprehensive Plan Considerations**

**Planning Area:** The subject site is located in Planning Area 11. This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 102.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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### **Staff Analysis/Findings of Fact**

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances. The nature of use is consistent with the general purpose and intent of the CF zoning district regulations and Town of Davie Comprehensive plan.

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**Staff Recommendation**

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Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be revised prior to final site plan approval:

1. The plat note amendment to allow the construction of 8,681 square feet of Boys and Girls Club shall be approved and recorded prior to the final site plan approval.
2. The vacation of NW 33 Street shall be approved prior to the final site plan approval.
3. Central Broward Water Control District approval is required prior to the final site plan approval.
4. A combination of wrought-iron picket fence and concrete wall shall be installed along the north, south, and east perimeters of the adjacent affordable housing site. (This comment has been addressed.)
5. The building identification sign shall be visible from the Davie Road Extension. Signage plan shall be approved by staff prior to final site plan approval.
6. Landscaping plan shall address the following comments:
  - The proposed Live Oaks and Weeping Tamarinds along the south boundary line shall be replaced by FPL approved trees. Staff recommends that groups of Japonicum, Silver button wood, and Cassia surattensis be used to provide required canopy as well as accents to the landscaping buffer.
  - Vertical elements, such as palms, should be incorporated to create more interesting layers at the front entrance area.

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**Site Plan Committee Recommendation**

At the December 10, 2002 Site Plan Committee meeting, Mr. Crowley made a motion, seconded by Mr. Engel, to approve subject to staff's recommendations one, two, three, and five; and that for staff recommendation number six, Vice-Chair Aucamp work with the landscape architect on the areas under the FPL wires and against the building (Motion carried 4-0 with Vice-Chair Aucamp being absent).

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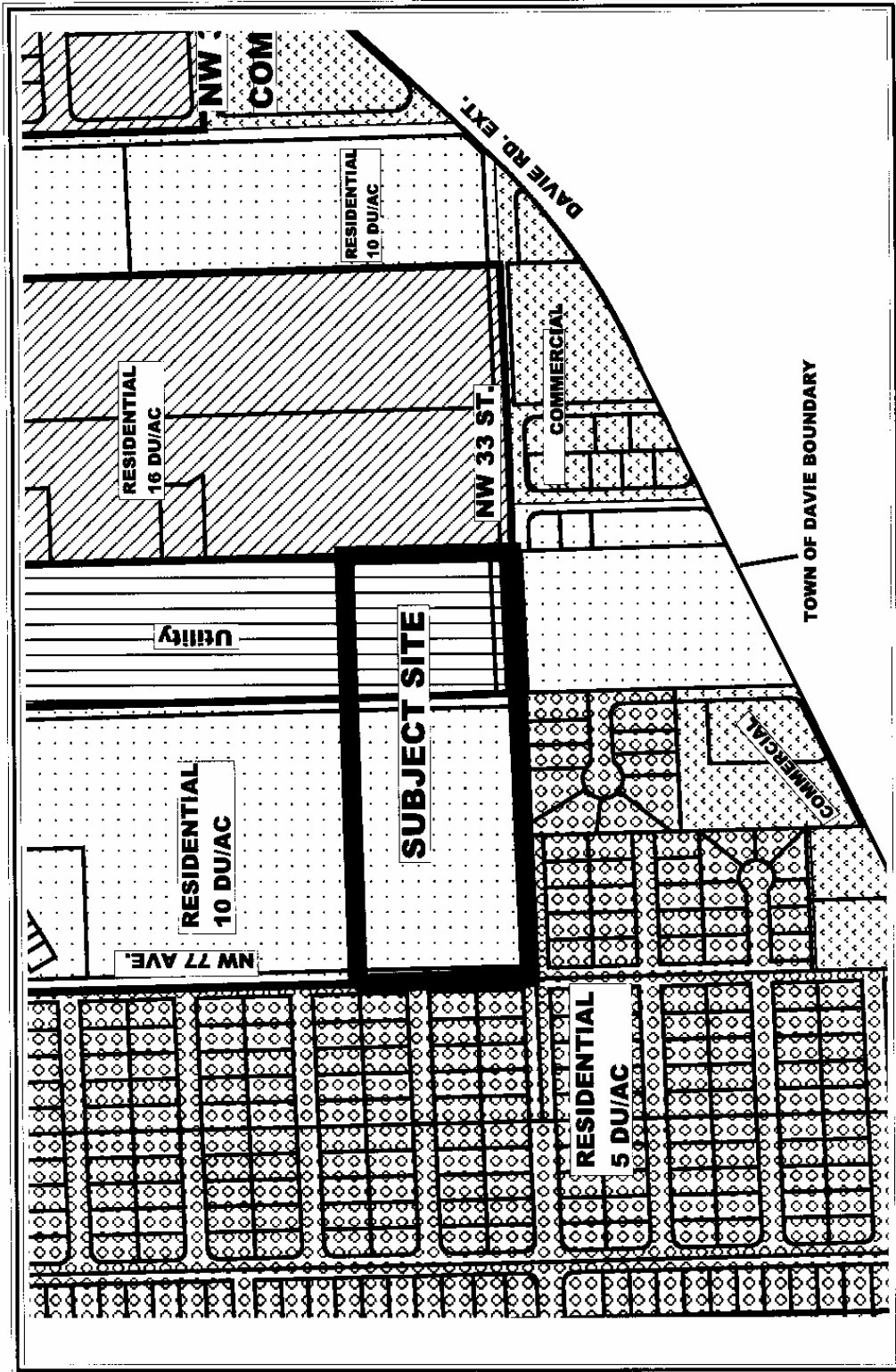
**Exhibits**

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map
4. Color elevation and Color Samples

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

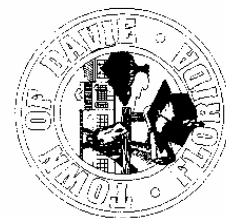
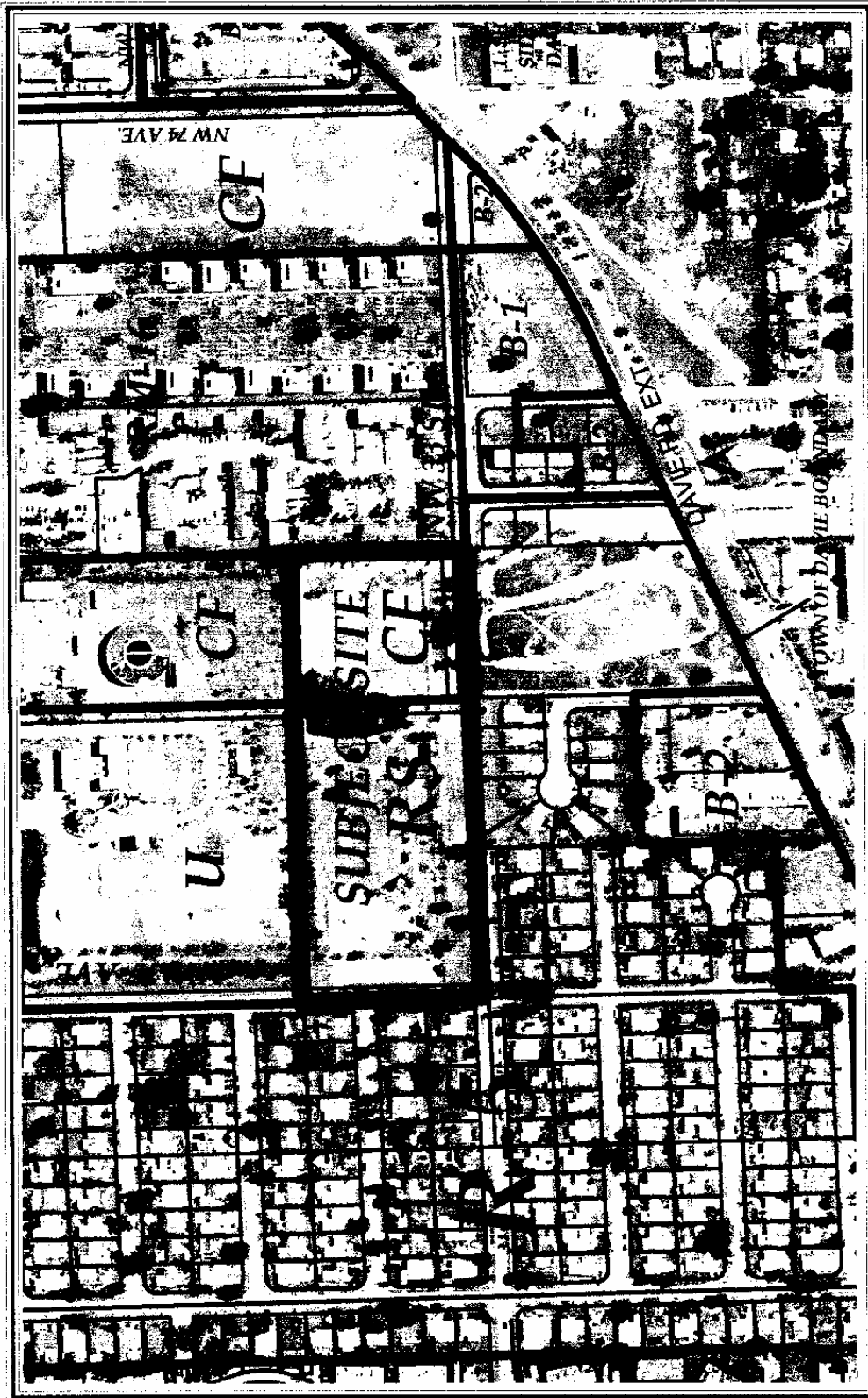




*Site Plan*  
*SP 10-11-02*  
*Existing Future Land Use Map*

*Planning & Zoning Division - GIS*





Planning & Zoning Division - GIS

Site Plan  
 SP 10-11-02  
 Subject Site and Aerial Map  
 Date Flown: 12/31/01